



Government Solutions

12 Sept 2019 – Tyndall AFB Florida Industry Day

Proud history, bright future.



Post Hurricane Michael –Tyndall Rebuild

- Tyndall is to be the model Air Force base of the 21st century.
 - Adopt new technologies with smart buildings
 - Accepting new missions and weapon systems such as the F-35
- Estimated investment of ~\$3B over a 2-5 year period to Transform Tyndall.
- F-22s have relocated, but other msns continue now and during rebuild & transformation. Existing msns are as follows:
 - Providing a combat ready Air Dominance Force
 - Training F-22 pilots and MX personnel
 - Training Air Battle Managers (ABM) to support the Combat Air Force
 - Managing the SE Air Combat Maneuvering Instrumentation Range
 - Provide MSN ready F-15, F-16, and F-22 forces for Commander, North American Aerospace Defense Command (NORAD) and Commander, First Air Force (1 AF)
- Experience shows that effectively managed construction worker housing on or near the construction location can provide overall cost and schedule benefits

Man-Camp Examples



Figure 1

U.S. Army Europe Base Support Contract. This effort encountered logistics and execution challenges often seen in challenging locations. While traditional housing might be most cost effective, it may not be the right solution for the Tyndall rebuild.



Figure 2

U.S. Department of Defense Life Support Contract – Iraq. 180 man camps were constructed in 9 months to house 150,000 troops during contingency operations in Iraq. Tent cities were the right solution in that instance. Recognizing that the FL Panhandle is NOT Iraq, there are number of Man-Camp Solution that Industry and the Air Force can consider as requirements dictate.



Figure 3

U.S. Department of State Mission – Iraq. This complex lodging solution within downtown Baghdad, providing 750 lodging units, for more than 1,250 residents, was constructed in a 5-month period. The use of modular and containerized housing units or something similar could offer attractive options to support Tyndall rebuild efforts.

Contractor Managed Man-Camp – Overview

- **Current models show housing in Panama City & Panama City Beach can support 850 personnel at this time.**
- **Rebuild workload estimates show 1,200 - 1,500 personnel will be required through Initial Operational Capability (IOC) of Sept 2023.**
- **Summary Man-Camp CONOPs**
 - **Contractor managed and maintained vice Government managed and maintained**
 - **A TEMP Camp (not Tents) that can be removed when rebuild is complete or give option to Government to retain**
 - **Phased and scalable with capability to house 1,500 personnel**
 - **Camp built in two-phases to coincide with planned rebuild operations—Initial 750 workers and later peak to 1,500**
 - **Provide essential services (i.e. DFAC, laundry, etc.) for workers in a manner that does not further burden or stress Tyndall, Panama City, Panama City Beach, Bay County, etc.**
- **Ideally “Man-Camp” within, near, or adjacent to Tyndall**

Contractor Managed Man-Camp –Benefits

- **Potentially lowers rebuild costs because camp would operate at a lower cost/worker compared to GSA lodging per diem rate for area.**
 - Likely companies will not need to include per diem costs in estimates.
 - More detailed cost analysis will be required.
- **High potential for increased productivity and efficiencies because contractor offices, material lay down, staging, storage and Admin areas are in close proximity to the construction sites.**
- **Minimizes traffic congestion/flow outside perimeter fence as Florida Department of Transportation (FDOT) starts HWY 98 construction in Oct 2019.**
- **Able to better addresses security concerns because workforce & work site access is controlled within, near, or adjacent to Tyndall fence line.**
- **Contractor badging office could be run in coordination with the Tyndall Visitor Center to align screening requirements, etc.**
- **Reduces strain or competition with local community WRT recovery efforts.**
- **High potential to use local business to support Man-Camp.**

Contractor Managed Man-Camp – Potential Challenges

- **Potentially limited, good sites in and around Tyndall (i.e. Air Field Clear Zones, QD Arcs, Wetlands, Environmental Sensitive Areas, Zoning, etc).**
- **Security and Emergency Response for 1,200 to 1,500 personnel.**
- **Codes, requirements, and standards for temp. man camp due to region being susceptible to Hurricanes and other adverse weather.**
- **If Camp is on Tyndall property what potential agreement(s) is required as well as legal reviews; same if “near” Tyndall but NOT on Tyndall property.**
- **Syncing construction efforts w/Tyndall Privatized Housing contactor as they plan their rebuild.**
- **Potential for Man-Camp to conflict with local business growth and recovery.**
- **Others Challenges?**

Hurricane Michael & Tyndall Rebuild– “At KBR, We Deliver!”

Questions/Discussions

